



NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA TO ADDRESS AND CONSIDER THE CERTIFICATION OF A FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR), ADOPTION OF FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE FOLLOWING PROJECT:

MASTER CASE NO. (MCN) 20-099R1, SPECIFIC PLAN AMENDMENT (SPA) NO. 21-001 AND GENERAL PLAN AMENDMENT (GPA) NO. 21-006

The project site consists of the Ventana at Duncan Canyon Specific Plan area located in the northern area of the City of Fontana (City) within San Bernardino County. The Specific Plan area is approximately 102 acres in size, is currently undeveloped, and is located south of Interstate 15, west of Citrus Avenue, and north of the Southern California Edison Transmission Line Corridor. The center of the site is also traversed by Duncan Canyon Road from north and south. The existing Specific Plan was analyzed in an Environmental Impact Report (EIR) originally approved by the City in March 2007 (SCH No. 2005111048) and included the development of up to 574,500 square feet of commercial uses and 842 dwelling units with associated amenities (e.g., corridors, bridges, focal point "piazza").

The proposed project includes a comprehensive Specific Plan Amendment to modify and update the overall development plan to reflect current planning and market demands. The project re-envisioned the project site with six (6) Planning Areas (instead of the existing ten [10]) comprised of Medium Density Residential, High Density Residential, Mixed Use, and Commercial uses. The specific plan amendment will allow for the future development of up to 476,500 square feet of commercial uses and 1,671 dwelling units with similar amenities as the existing Specific Plan. The proposed project would require approval of a Specific Plan Amendment (SPA No. 21-001) to modify elements of the existing Specific Plan, and a General Plan Amendment (GPA No. 21-006) to amend a portion of the project site from commercial use to multi-family residential use to be consistent with the proposed specific plan.

Environmental Determination:

A Final SEIR has been completed for the project, including responses to comments received on the Draft SEIR (SCH No. 2021100400) during the 45-day public comment period between April 14, 2022 and May 31, 2022. Based on comments received, no substantial revisions to the SEIR were necessary that would require recirculation of the SEIR.

Location of Property:

The 102-acre project site is located south of Interstate 15 (I-15), west of Citrus Avenue, both north and south of Duncan Canyon Road, and north of the Southern California Edison (SCE) Transmission Line Corridor.

Date of Hearing:

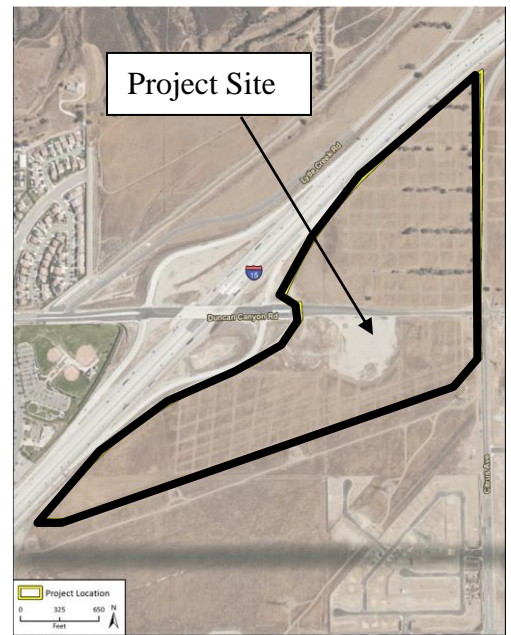
July 5, 2022

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 P.M.





Availability of the Supplemental Environmental Impact Report: The Draft and Final SEIR can be viewed at the following URL: <https://www.fontana.org/2137/Environmental-Documents>. The hearing can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontana.legistar.com/Calendar.aspx>

Should you have any questions concerning this project, please contact **Salvador Quintanilla, Senior Planner** at (909) 350-6656 or squintanilla@fontana.org.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

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